

Adopted Minutes  
Spanish Fork City Development Review Committee  
July 27, 2016

**Staff Members Present:** Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

**Citizens Present:** Blaine Hales, Sean Smith, Scott Peterson, Winn Lindsey, Rob Lindsey, Andy Spencer, Casey Cloward.

Seth Perrins called the meeting to order at 10:05 a.m.

Dave Anderson entered the meeting at 10:07 a.m.

**PRELIMINARY PLAT**

**Walmart Preliminary Plat**

Applicant: Galloway and Company

General Plan: Commercial

Zoning: C-2

Location: 2550 East Highway 6

Dave Anderson stated the applicant has applied to separate the parcel into two lots.

Cory Pierce stated the Engineering Department is working through concerns of 2550 East and the potential need to widen the road.

Kelly Peterson stated he is still waiting for a dwg file. The Power Department will not start the electrical design until that file is uploaded.

Dave Anderson stated this is just a Minor Plat Amendment and a full construction drawing will be submitted with the Site Plan application and dwg files should be uploaded at that time.

Steve Adams noted for the record that at one point in time the fencing along the south side of a vinyl fence would be sufficient. In driving by the neighborhood yesterday he noticed the current vinyl fence is dilapidated and Steve Adams feels it would be wise to install a better fence.

Jered Johnson entered the meeting at 10:10 a.m.

46 Dave Anderson appreciates the feedback from Steve Adams and stated in a conversation he  
47 had with the applicant yesterday, the City would like to see a cross-section of where the ditch  
48 and fence would be constructed. Dave Anderson also suggested the applicant maybe install  
49 some low vegetation along the fence.

50

51 Junior Baker **moved** to recommend approval to City Council of the Walmart Preliminary Plat  
52 subject to the following conditions:

53

54 Conditions

- 55 1. That the applicant meet all the conditions imposed when the Zone Change was  
56 approved.
- 57 2. That the applicant change the name of the plat to something that is not already  
58 recorded with the County.
- 59 3. That the applicant work with the Engineering Department with regard to the width of  
60 2550 East.
- 61 4. That the applicant meet the City's current Construction Standards.

62

63 Seth Perrins **seconded** and the motion **passed** all in favor.

64

65

66 **Vincent Ridge Preliminary Plat**

67 Applicant: Sean Smith

68 General Plan: Medium Density Residential

69 Zoning: R-R and R-1-12 current, R-1-15 proposed

70 Location: 1700 East 1900 South

71

72 Dave Anderson stated there was a conversation held previously about improvements to the  
73 road on the south of the proposed project and access to the existing home.

74

75 Cory Pierce stated the City's preference is to see the driveway to the existing home come in  
76 perpendicular to 1700 East extended instead of at an angle.

77

78 Sean Smith stated the property owner has asked that there be an access for farming at this  
79 time, with the understanding that it will go away once the farming is no longer a use for the  
80 property. There will be a drive access from Vincent Ridge Drive, to the east of lot 9, which the  
81 home can use as an access once the farm access has been removed.

82

83 Dave Anderson suggested that the existing home be included in the Preliminary Plat.

84

85 Sean Smith stated he does not see an issue with that.

86

87 Seth Perrins stated he spoke with the applicant yesterday about connectivity from 1885 South  
88 or 1925 South. The applicant stated they do not have the distance needed to be able to  
89 connect to the intersection of 1850 South and 1860 East.

90

91 Dave Anderson stated that the distance running north and south is not long enough for him to  
92 have a significant concern regarding connectivity to the neighboring property as Vincent Ridge  
93 Drive shows it will connect to the east properties.  
94

95 Seth Perrins stated the connectivity is his only concern about the layout of the subdivision.  
96

97 Kelly Peterson stated he and Chris Thompson are working on building a new substation for this  
98 area. At this time there is only one way to feed electricity to the subdivision. Adding the  
99 additional load to the system could be an issue until the substation is built. This could  
100 potentially delay the development of the subdivision.  
101

102 Junior Baker asked about a jog in the property on the north east side of the development.  
103

104 Sean Smith stated they are looking into the origin of that jog and will work on squaring up the  
105 lot, if they can.  
106

107 Dave Anderson asked for clarification of the landscape that would be completed along 1700  
108 East.  
109

110 Cory Pierce stated he is working with the applicant regarding the need for a retaining wall and  
111 building up the trail. Cory Pierce stated they are currently working with the grade of the road  
112 and widening the road.  
113

114 Seth Perrins asked if the irrigation canals will be going away.  
115

116 Scott Peterson stated that yes they would go away. Fred Vincent would be put on pressurized  
117 irrigation.  
118

119 Jered Johnson stated the water is dedicated to the City each year, but Fred Vincent would not  
120 need to trade in his water shares.  
121

122 Bart Morrill asked what the steepest grade of the trail would be.  
123

124 Cory Pierce stated he was not sure, but said it will match the grade of the road.  
125

126 Bart Morrill stated that he prefers 10% as a maximum grade.  
127

128 Scott Peterson stated that there won't be a problem with having nothing steeper than 10%.  
129

130 Seth Perrins asked about the ADA ramps at the three-way intersections.  
131

132 Cory Pierce stated that typically they have just two ADA ramps, but the City can require more  
133 if that is what Seth Perrins wishes. The problem that developers run into are the ADA ramps  
134 will sometimes match up to a driveway on the opposing side of the street.  
135

136 Junior Baker **moved** to recommend approval to City Council of the Vincent Ridge Zone Change  
137 from R-1-12 and R-R to R-1-15 and Preliminary Plat subject to the following conditions:  
138

139 Conditions

- 140 1. That the applicant meet the City's current Development Standards.
  - 141 2. That the applicant modify the turnaround on the southernmost road.
  - 142 3. That the applicant address any redline comments as submitted in the review.
- 143

144 Seth Perrins **seconded** and the motion **passed** all in favor.  
145  
146

147 FINAL PLAT  
148

149 **Canyon Creek Phase 8A**

150 Applicant: LEI

151 General Plan: Commercial

152 Zoning: C-2

153 Location: 1200 North 800 East  
154

155 Dave Anderson asked if there are any committed tenants for the proposed plat.  
156

157 Andy Spencer stated the bank location on the site is America First Credit Union. There have  
158 been no other commitments at this time.  
159

160 Junior Baker **moved** to approve the Canyon Creek Phase 8A Final Plat.  
161

162 Kelly Peterson **seconded** and the motion **passed** all in favor.  
163

164 Andy Spencer stated the improvements for the Final Plat will be the access road and the  
165 landscaping. The other improvements will be completed with Site Plan approval.  
166

167 Andy Spencer stated they have met with Tom Cooper on site, for Phase 9, to address electrical  
168 issues. He would like to submit a Final Plat in conjunction with the Site Plan. The Building  
169 Department has received a building permit application for the Ross building. Andy Spencer has  
170 given Cory Pierce and Tom Cooper a concept plan of the connector road for staff to mark up  
171 and give their feedback.  
172

173 Dave Anderson asked if conflicts have been worked out with neighboring properties.  
174

175 Andy Spencer stated they are working on those items and it should be drawing to a close.  
176  
177

178 ZONE CHANGE  
179

180 **Medical/Dental Office text amendment**

181 Applicant: Blaine Hales

182 General Plan: City Wide  
183 Zoning: City Wide  
184 Location: City Wide  
185  
186 Dave Anderson stated just over 6 parking spaces per 1,000 square feet are required for  
187 medical office uses. The applicant has asked that the parking be reduced to 5 parking spaces  
188 per 1,000 square feet. The request of going from requiring one parking stall per 150 square  
189 feet to one parking stall per 200 square feet is reasonable.

190  
191 Junior Baker asked what Provo does to allow for a reduced parking requirement.

192  
193 Blaine Hales stated Provo only allows a reduced parking requirement in the central business  
194 district. He stated West Jordan has a reduced parking requirement based on the size of the  
195 building.

196  
197 Junior Baker stated the City gets a lot of complaints about the lack of parking within the City.

198  
199 Seth Perrins does not like the idea of conditional reduction. He sees the interest in and  
200 possible pressure to make a change to the ordinance as a whole.

201  
202 Dave Anderson stated Taylor Billings has done some additional research of medical facilities  
203 within the City and the average is 1 parking space for just over every 200 square feet.

204  
205 Junior Baker **moved** to recommend approval to City Council of the Medical/Dental Office text  
206 Amendment to allow one parking stall for every 200 square feet of building space with the  
207 following condition:

208  
209 Conditions

210 1. That the applicant bring in more information with what Provo City allows in terms of  
211 parking requirement reductions.

212  
213 Bart Morrill **seconded** and the motion **passed** all in favor.

214  
215 Dave Anderson asked where he plans to build the office space and how large of a building he  
216 plans to build.

217  
218 Blaine Hales stated he is looking to build a 9,000 to 12,000 square foot building. The site  
219 location is on the northeast corner of 700 East and 700 North.

220  
221 **Title 15 Text Amendment**

222 Applicant: Spanish Fork City

223 General Plan: City Wide

224 Zoning: City Wide

225 Location: City Wide

226  
227 Dave Anderson **moved** to continue the Title 15 Text Amendment.

228  
229 Kelly Peterson **seconded** and the motion **passed** all in favor.  
230

231  
232 **GENERAL PLAN AMENDMENT**  
233

234 **East Bench General Plan Amendment**

235 Applicant: Merrilyn Hallam Clark  
236 General Plan: Mixed Use, Medium Density Residential, Agricultural current, Commercial  
237 proposed.

238 Zoning: R-R and R-1-15

239 Location: 2550 East 700 South  
240

241 Dave Anderson stated the proposal is pretty straight forward. On the northeast side of 2550  
242 East and Highway 6, the applicant is proposing to amend the General Plan from Mixed Use,  
243 Low Density Residential and Agricultural to Commercial Use.  
244

245 Dave Anderson suggested modifying the proposed General Plan Amendment to accommodate  
246 Commercial Use with a border of Mixed Use as a buffer. Another suggestion for designation is  
247 Mixed Use with High Density Residential to the east. Dave Anderson stated there are  
248 approximately 70 acres involved. To relate that to another project and understand the size of  
249 the proposal he stated the Canyon Creek Commercial development is about that size.  
250

251 Seth Perrins stated residents are not well served to have commercial and retail segregated and  
252 only in certain areas. It will serve the residents well to have the commercial uses spread  
253 throughout the community. The sheer size of the proposal is a little large but he likes the idea  
254 of having some mixed uses in that area of town.  
255

256 Junior Baker **moved** to recommend approval to the Planning Commission of the East Bench  
257 General Plan Amendment from Mixed Use, Low Density Residential and Agricultural to  
258 Commercial Use with a border of Mixed Use as a buffer.  
259

260 Seth Perrins **seconded** and the motion **passed** all in favor.  
261

262  
263 **Lindsey General Plan Amendment**

264 Applicant: Winn Lindsey

265 General Plan: Industrial current, High Density Residential proposed.

266 Zoning: I-1

267 Location: 1000 East Market Place Drive  
268

269 Dave Anderson stated the project is located at Market Place Drive and Canyon Creek  
270 Parkway. He asked for the applicant to address the DRC with their proposal.  
271

272 Rob Lindsey stated he and his brother have hired Bruce Fallon to put together a concept plan  
273 of what they propose to do. Rob Lindsey envisions about 250 units with high end finishes  
274 requiring higher end rent. He stated the development would be constructed in two phases.  
275  
276 Jered Johnson exited the meeting at 11:06 a.m.  
277  
278 Winn Lindsey stated this development is targeted to the millennials allowing them to walk to  
279 the commercial development to the south and be in close proximity to the hospital.  
280  
281 Rob Lindsey stated the location allows for easy access from the north and south.  
282  
283 Junior Baker stated that he likes the concept but stated the location is not appropriate. He  
284 stated it would be a better use along Highway 51 and the property should be reserved for  
285 medical office developments.  
286  
287 Seth Perrins tends to agree with Junior Baker as to the location not being fitting.  
288  
289 Kelly Peterson stated with regard to electrical, a line would have to be brought from the  
290 substation to the south to get power to the development as the Electrical Department has only  
291 planned to have industrial uses in that area.  
292  
293 Junior Baker stated there is going to be a large need to have medical office uses near the  
294 hospital.  
295  
296 Jered Johnson returned to the meeting at 11:10 a.m.  
297  
298 Dave Anderson stated in meetings with groups and in looking at properties in the area, it is  
299 hard to find sites to build on near the IHC site. There are limitations with development due to  
300 contractual agreements with Canyon Creek, wetlands and landfill issues. Having land available  
301 for non-residential uses needs to be available and is important. Timing matters quite a bit and  
302 it is premature for the City to say now is the time to make a drastic change in land use. If the  
303 hospital was built and neighboring properties had filled in with the medical related uses, then it  
304 might be the time to talk about how residential uses could complement what is in the area.  
305 Creating pockets of residential uses is not a good practice on the behalf of the City.  
306  
307 Rob Lindsey was under the understanding the industrial uses in that area would be fading  
308 away.  
309  
310 Dave Anderson stated that is not correct. There are Fortune 500 companies that operate in  
311 the area and the City hopes that they expand; there are businesses that have expressed  
312 concern to the City about continuing their uses in the area with the retail development of  
313 Canyon Creek.  
314  
315 Seth Perrins stated the property to the west of the proposed development is currently  
316 expanding and the City wants the businesses in the industrial area to expand as they provide  
317 great jobs for the residents.

318  
319 Rob Lindsey stated they are looking for a site that provides walkability to commercial uses.  
320  
321 Shelley Hendrickson exited the meeting at 11:20 a.m.  
322  
323 Junior Baker stated there is a need for this type of development, but they need to find a better  
324 location.  
325  
326 Dave Anderson stated the City is looking to amend the General Plan to allow for the new  
327 higher density designation that was recently adopted. He showed the proposed General Plan  
328 Map update and discussed where the high density might be located.  
329  
330 Junior Baker **moved** to recommend denial to the Planning Commission of the Lindsey General  
331 Plan Amendment.  
332  
333 Steve Adams **seconded** and the motion **passed** all in favor.  
334  
335  
336 **General Plan Update**  
337 Applicant: Spanish Fork City  
338 General Plan: City Wide  
339 Zoning: City Wide  
340 Location: City Wide  
341  
342 Dave Anderson stated the Planning Commission has worked on identifying where high density  
343 residential would be appropriate as well as low density lots, between one-third acre and one-  
344 half acre in size. Dave Anderson outlined on a proposed General Plan Map update of where  
345 the high density, referred to as Urban Density Residential, and low density, referred to as  
346 Estate Density Residential might be appropriate.  
347  
348 Brady Taylor and Steve Adams exited the meeting at 11:27 a.m.  
349  
350 There was discussion of what designation would be appropriate in different areas of town.  
351  
352 Junior Baker **moved** to recommend approval to the Planning Commission of the General Plan  
353 Update subject to the following conditions:  
354  
355 Conditions  
356 1. That the Planning Commission use the map as a guide for adding Urban Density  
357 Residential and Estate Density Residential, looking at the north and south ends of  
358 Main Street and taking time to see what is really appropriate.  
359  
360 Bart Morrill **seconded** and the motion **passed** all in favor.  
361  
362 Seth Perrins moved to adjourn meeting at 11:46 a.m.  
363



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365 Adopted: August 24, 2016  
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Kimberly Brenneman  
Community Development Division Secretary